



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Wednesday, March 23, 2016

1:30 PM

Community Hall

Workshop

I. Call to Order

A Workshop Meeting of the Planning Commission was held this date in Community Hall. Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 7 - Chair Barry Snyder, Helen Moore, Jerry Towery, Shaun Graser, Tom Murphy, Charles Newsom, and Janis Fawn

Also Present

Liaison Councilmember Kit McKeon, Development Services Director Jeff Shrum, Senior Planner Roger Clark and Recording Secretary Michelle Girvan.

III. Updates

[16-1901](#)

COMPREHENSIVE PLAN UPDATE

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley-Horn

Topics for Workshop Discussion:

- a. Discuss Future Land Use Map (FLUM) categories - Consultant / staff will be providing base categories as a basis for discussion.
- b. Discuss Potential FLUM for the Island Neighborhood - and other areas as time permits.
- c. John Nolen Defined - Discuss specific aspects of John Nolen Plan to incorporate in plan structure.
- d. Discuss Building Height - Regulatory development standards part of the comprehensive plan or land development code?

Audience Participation Regarding Comprehensive Plan

Mr. Snyder provided an update on the comprehensive plan, discussed and provided a future land use map, spoke in regards to the purple areas on the map, planning areas, general intent, regulations, land use

definitions, and low, medium, and high density in the residential areas.

Discussion followed regarding the future land use categories, current identification areas, dwelling units on property, mixed use residential, percentage of total site, high and low density, the in-between areas, and the broad range between land use designations.

Mr. Snyder talked about walking the city and seeing more land use, and property zoning.

Discussion took place regarding public concern on the actual density, what is being built, zoning map, labeling zoning districts, RMF-4 and the planning district, residential areas, changes, acreage, RMF-1 areas, neighborhoods, language use category, transition of updates, and language.

Don O'Connell, 500 Hauser Lane, spoke on the land use and density, John Nolen Plan, planning areas, regulation of height, actual densities, simplification, continuance of plan, regulation of height, district designation, density and intensity, multiple zoning categories, setbacks, lot coverage, and special exception category.

Discussion continued on zoning categories, comprehensive plan level, secondary place, height, PUD standard, definitions, open space, more density/intensity, new zoning that does not exist, apartment districts, limiting zoning, conditional uses, underground zoning, land development code, low density codes, land use categories, and RMF zoning areas.

Discussion ensued regarding Venice as being the neighborhood on the gulf, changes that are not in the comprehensive plan, land development code changes, timeframe, island changes, smaller changes subject to height changes, consistency in city council approval on height, land use designations, maximum density, limit of height and density, staff level conversation, mixed use land use category, non mixed use category, mixed use as a generic category, mixed use residential category, category target areas, downtown business categories, commercial areas, percentages, definitions of mixed used, downtown mixed use, zoning districts that are allowed, residential to mixed use for neighborhoods, key of categories, and mixed use planning categories.

Discussion followed on institutional and residential categories not being used in the same category, future land use, land use for large neighborhoods, allowance to other residential and other categories, future options for commercial uses, government category, open space conservation, airport zoning, proposed hotel location, and joint meeting.

Mr. Snyder provided a recap of the meeting regarding airport, rezone,

mixed use, written definitions of vision statements, keeping mixed use categories to three, what to keep and maintain in the John Nolen Plan area, green areas, Seaboard area, Intercoastal area after the John Nolen Plan, sense of community, additional research, layout of streets, and streetscapes.

Discussion continued on existing lots, St. Augustine grass John Nolen Plan, neighborhoods, lot sizes, parks, greenspace, landscape, streetscape, views, height, banyan tree, crosswalks on Venice Avenue and dangers, city versus town, small lots, protecting the ambiance of the island, density in core and mixed uses, image of the city, train depot area, added streets, landscaping code, stone yards, and percentage of grass.

Mr. Murphy left the meeting at 4:00 p.m. and did not return.

Mr. Snyder talked about the purple area, planning area A, base future land use, underlying zoning as a zoning point, new maps, non residential area, RMF-4 resort dwelling area, and high density residential area.

IV. General Audience Participation

No one signed up to speak.

V. Comments by Planning Division

Mr. Shrum spoke in regards to the next meeting, clarification, restrictions, agenda packets and sending out the latest draft on the market analysis, checking on email and information, adding all handouts to the file records, copy of letter for the record, and high density around the beach area.

VI. Comments by Planning Commission Members

Discussion took place regarding the next meeting topic on higher density maps, packets, sidewalks, streetlights, infrastructure, and Mr. Klepper being prepared for the gateway waterway discussion.

VII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 5:00 p.m.

Chair

Recording Secretary